



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
September 8, 2020**

**CALL TO ORDER**

The meeting was called to order at 6:30 pm by Chair Adams.

*Due to the COVID-19 health pandemic, the Long Lake Planning Commission attended this meeting telephonically pursuant to Minn. Stat. 13D.021.*

Present: Chair: Roger Adams; Commission Members: John Hughes, Virginia See, Anita Secord, and Steve Keating

Staff Present: City Administrator: Scott Weske (in person); Planning Consultant: Hannah Rybak, WSB (telephonically)

Absent: None

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVE AGENDA**

*Commissioner Secord moved to approve the agenda as presented. Commissioner Keating seconded. Ayes: all by roll call.*

**CONSENT AGENDA**

**A. Minutes of the March 19, 2020 Planning Commission Meeting**

*Commissioner Secord moved to approve the Consent Agenda as presented. Commissioner Keating seconded. Ayes: all by roll call.*

**OPEN CORRESPONDENCE**

None.

**BUSINESS ITEMS**

- A. Public Hearing: Planning Case #2020-03/Request for Approval of a Master Development Plan for a Planned Unit Development; a Rezoning to a Planned Unit Development; Village Design Guidelines Review; and a Preliminary Plat for The Borough Apartment Project to be located at 455-545 Virginia Avenue and 2045 Wayzata Boulevard W (Ben Landhauser – Lifestyle Communities, LLC)

City Planning Consultant Rybak introduced the application and provided an overview of the rezoning request, PUD Master Development Plan proposal, and reviewed building details in relation to the City's Village Design Guidelines.

Chair Adams expressed his appreciation to Ben Landhauser, Lifestyle Communities, for such a thorough proposal.

Commissioner Secord stated that she thinks the proposed project looks beautiful.

Commissioner Keating asked about the property at 525 Virginia Avenue and what will happen if the owner chooses not to sell.

Mr. Landhauser stated that they have made plans to put all the infrastructure in place without harming or locking in the 525 parcel from having access or from enjoying their property as is. He stated that there has been pretty good dialogue with the property owner, but she is uncertain of whether she wants to sell right now or not. He indicated that they are intending to uphold all of the landscape code requirements if she does intend to stay in her home, but there is also a plan to incorporate that property without ripping into a bunch of other things that they intend to construct in the first phase.

Commissioner See stated that it appears as though the property owner at 525 Virginia Avenue will be forced to sell because this is growing up all around her.

Mr. Landhauser stated that the property owner at 525 Virginia Avenue has consented to participate in the PUD. She really likes her home and is open to a dialogue to find alternatives, but has not decided that she is willing to sell. He indicated that the property owner is very informed about what is happening and has not been argumentative with Lifestyle Communities, but is choosing to not participate fully in selling right now. He reiterated that she really likes her home and she even made the comment that if there was an identical home elsewhere in the City, she would go there.

Commissioner Secord stated it appears as though the buildings that will be near 525 Virginia Avenue will look nice.

Mr. Landhauser stated that everything that faces 525 Virginia Avenue is more of a two-story concept and should still feel somewhat residential even though it is a multi-family complex. He reiterated that the property owner at 525 Virginia Avenue has been involved in the process all the way through and whatever she decides will be an informed decision that she is comfortable with.

Commissioner See stated that this is the third development that Lifestyle Communities has proposed to undertake within the City. She shared her concern that she does not want one company to have a monopoly on the development within the City and asked how the other Commissioners felt.

Commissioner Hughes stated that he is not concerned because he feels it shows that Lifestyle Communities has found something in the City that they like. He indicated that he believes the management companies may be different for the other projects, but having the same developer shows that they have had good success and see good things coming out of the City.

Commissioner Secord agreed and commented that Lifestyle Communities has shown how they respect the City and its residents. She stated that they have reached out to residents to make sure things have been communicated with them throughout the process, and in this instance, have taken the concerns and considerations of the property owner at 525 Virginia Avenue to heart. She added that she feels the proposed plans are just beautiful and she believes they will mesh well with the area.

Chair Adams stated that he feels Lifestyle Communities has been very forthcoming and creative with their design, especially with the property owner at 525 Virginia Avenue not being willing to sell yet.

Mr. Landhauser indicated that part of the discussion that came up with the EDA was the prominence of the intersection at Brown Road and Wayzata Boulevard W. He stated that because of a time crunch, the plans they submitted don't show the plethora of landscaping plantings that will be at that corner. He noted that they took to heart the feelings of the EDA and the Council that this should really be a gateway, of sorts, to the City.

Commissioner Keating stated that he likes the renderings that were presented because they fit into the area.

Commissioner Secord stated that she agreed and feels the plans are very welcoming.

Chair Adams opened the public hearing at 7:02 pm.

Lori Goodsell, 2206 Watertown Road, noted that she serves on the EDA for the City. She stated that she cannot say enough about how beautiful she believes these plans have turned out. She commented that this project seems like a nice, easy fit for the City.

Dan Creer, 545 Virginia Avenue and 2045 Wayzata Boulevard W, stated that he has owned his properties for 40 years and they have been under various development plans for 20 years. He noted that he is happy to concur with the sentiment shared by some of the Commissioners that Mr. Landhauser and Lifestyle Communities is doing a really good job on this project. He stated that he believes this is the best, most professional, and thorough plan that he has seen in the last 20 years. He added that it has been a very frustrating 20 years so, he is happy to see someone come in and put together a good plan and is glad it is being well received by the City.

Mary Creer, 545 Virginia Avenue and 2045 Wayzata Boulevard W, stated that they are very excited and also very pleased that Lifestyle Communities is being so thoughtful of the one homeowner that is not yet ready to sell.

Mr. Creer stated that he had planted 12 beautiful trees that will probably be torn down as part of this project, but suggested that there are two especially beautiful ones in the front that would be fabulous if they could somehow be transplanted.

Gina Joyce, 1200 W. Wayzata Boulevard, commented that it is nice to see the plans and the thought behind everything. She asked if these will only be rental units.

Mr. Landhauser stated that they will be rental units.

Ms. Joyce asked if there was a particular age range for the units.

Mr. Landhauser stated that there will be no age restriction or economic condition. He stated that these will be true market-rate apartments for all the buildings.

Ms. Joyce asked about the zoning and believed that it was currently mixed use.

Mr. Landhauser stated that it is currently zoned as single-family and would be rezoned to a PUD allowing for the apartments.

Ms. Joyce asked if there had been any consideration given to having something like retail space on the first floor, or a small unit that could house a coffee shop or something for people to be able to walk to rather than just solid rental units.

Mr. Landhauser stated that their discussions with the City have really revolved solely on a residential approach to the property. He stated that earlier in the year when there were a few other proposals considered by the City, he believes all of them focused on residential development. He indicated that it would be a challenge from an access perspective for there to be a commercial component as that would fight some of the other things they are trying to accommodate within the project, particularly parking requirements.

Ms. Joyce asked the Planning Commission, as they look at developments that are closer to the downtown area, that they consider working some of these types of retail or commercial spaces into the design.

Commissioner Keating stated that he doesn't think retail or commercial uses would fit into this specific corner because of parking and access issues. He noted that he understands her desire, but it would not be a good fit in this location.

Ms. Joyce reiterated that she would just ask the Planning Commission to consider possible retail spaces in other developments that are close to downtown.

Chair Adams noted that he feels the former BP site may be a good option for mixed usage that can incorporate retail. He stated that bringing in 70 apartments that are within walking distance of downtown may increase the need for retail space.

Chair Adams lost his connection and dropped out the meeting.

Tim Nichols, Lifestyle Communities, stated that much of the success they have seen in bolstering neighborhood retail has first come with people moving into the core area. He added that good, quality housing that stands on its own but allows people to be able to walk down the block to the coffee shop is tremendous.

Ms. Joyce stated that she is excited for more people to come to the City, but wants to make sure that the City is considering ways to keep people in town so they don't always have to go look for things to do outside of the City.

Commissioner See asked what the prices would be for these units, since they will be market rate.

Mr. Landhauser stated that their price per square foot is between \$1.85 and \$1.90.

Mr. Nichols stated that the prices will range from around \$1,500/month to around \$2,200 depending on the size of the units. He noted that this price does include attached garage space.

Commissioner Secord stated that she agreed with Chair Adams that the City can start thinking and getting creative with some mixed use options for the former BP site in future. She stated that she thinks the proposal is perfect for this spot within the City.

Chair Adams rejoined the meeting. He stated that he thinks this is a great project and he is all for it because it brings 70 units within walking distances of the downtown businesses. He reiterated that he believes this proposal is one of the best he has seen in his 10 years on the Planning Commission.

There being no additional public comment, Chair Adams closed the public hearing at 7:16 pm.

*Commissioner Keating moved to recommend the City Council approve the request for rezoning to a Planned Unit Development at 455-545 Virginia Avenue and 2045 Wayzata Boulevard W. Commissioner Secord seconded. Ayes: all by roll call.*

*Commissioner Secord moved to recommend the City Council approve the Design Worksheet for the project at 455-545 Virginia Avenue and 2045 Wayzata Boulevard as consistent with the Village Design Guidelines. Commissioner Keating seconded. Ayes: all by roll call.*

*Commissioner Keating moved to recommend the City Council approve the Master Development Plan and Preliminary Plat for The Borough Apartment project at 455-545 Virginia Avenue and 2045 Wayzata Boulevard W. Commissioner Hughes seconded. Ayes: all by roll call.*

Mr. Landhauser discussed what has been happening with the project at the Burger King property and how it has been affected by COVID-19. He noted that as soon as this project hits the 60% threshold of units sold, they will break ground.

## **OTHER BUSINESS**

### **A. Council Liaison Report**

There was no report.

### **B. Commission Member Business**

No other business was discussed.

### **C. Staff Business**

City Administrator Weske noted that working on the preliminary budget and levy has been taking up a lot of staff time. He stated that they are trying to get very creative because of possible long-term effects from the pandemic. He gave a brief overview of some of the items being considered for the preliminary budget and levy.

**ADJOURN**

*Commissioner Keating moved to adjourn the meeting at 7:30 pm. Commissioner See seconded. Ayes: all by roll call.*

Respectfully submitted,

Scott Weske  
City Administrator